

DRAFT CHAPTER 11: SPECIAL AREA PLANS

Overview

Chesterfield County has a strong and historic commitment to community and area planning. Planning efforts driven by a great deal of community stakeholder input and support have resulted in the adoption of various special area plans. These plans address the unique characteristics, opportunities and history of various communities. New special area planning efforts should continue to emphasize, be based upon, and incorporate extensive community stakeholder input from as many perspectives as possible.

SPECIAL AREA PLANS TO REMAIN IN EFFECT

The following Special Area Plans are incorporated by reference into this plan and remain in effect until such time as they may be amended by the Board of Supervisors.

These areas are shown on the Land Use Plan Map and further identified in the adopted plans.

- The Jahnke/Chippenham Development Area Plan (adopted 1983)
- The (Northern) Jefferson Davis Corridor Plan (adopted 1993)
- (Eastern) Route 360 Corridor Plan (adopted 1995)
- The Eastern Midlothian Plan (adopted 1998)
- Midlothian Area Community Plan (adopted 2000)
- The Chester Plan (adopted 2005)
- Northern Courthouse Road Community Plan (adopted 2008).

SPECIAL AREA PLANS (NEW)

The following Special Area Plans were adopted after the adoption of the 2012 countywide plan, and build upon its framework by providing additional detailed guidance.

- 11.1 Ettrick Virginia State University Special Area Plan (adopted 2015)
- 11.2 Bon Air Special Area Plan (adopted 2015)

POTENTIAL FUTURE SPECIAL AREA PLANS

In addition to the plans identified above, new Special Area Plans may be identified by the staff, the Planning Commission and/or the Board of Supervisors. The order of completion for these and other special area plans is determined by the Board. The following are potential new Special Area Plans, identified by the unique features, communities or opportunities they each contain.

- Route 10/Chippenham Special Area Plan
- Meadowdale/Meadowbrook Special Area Plan
- Western Midlothian Special Area Plan
- Matoaca Village Special Area Plan
- Southern Jefferson Davis Special Area Plan
- Route 288/Powwhite Special Area Plan

SPECIAL AREA PLANS AND THE COMPREHENSIVE PLAN

Special Area Plans are not meant to stand apart from the overall Comprehensive Plan. Rather, they apply the goals and guidelines of the Plan in a more focused and specific manner. Some elements of these Special Area Plans are found in Chapter 10 The Land Use Plan and Chapter 16 Implementation. When considering development proposals or projects with Special Area Plan geographies, recommendations of the Special Area Plans should be considered first, followed by the spirit and intent of the overall Comprehensive Plan.

